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Exmoor Close, Tiverton, EX16 6UR

Price £285,000

A delightfully well presented THREE bedroom detached family home conveniently situated in a popular area of Moorhayes benefiting from larger than average gardens, garage and two parking spaces and a new conservatory.

This family home offers spacious accommodation comprising of a canopy entrance porch and entrance hall with storage cupboard under stairs, cloakroom and dual aspect lounge/diner with French doors leading out to the new conservatory with kitchen recently improved to offer modern fitted units and some integrated appliances.

Upstairs the first floor landing offers a storage cupboard with three double bedrooms with built in wardrobes to bedroom one and a white suite family bathroom.

Outside, the generous plot offers a large front garden with wrought iron railings and low maintenance rear garden with side door into the garage and two off road parking spaces.

The property benefits from a new boiler installed February 2024 offering gas central heating by radiators and double glazed windows and doors.

Local amenities are virtually on the doorstep, including a Tesco Express, nursery and children's play areas, together with easy access to Two Moors Primary School and Tiverton High School. The town centre itself is within about one mile near level walking distance and provides a wide range of shopping and recreational facilities, etc. The property also offers speedy access to the north Devon link road with a dual carriageway to junction 27 of the M5 motorway and adjoining Tiverton Parkway main line station leading to Paddington London and Reading Elizabeth line.

- Moorhayes Location
- Popular & sought-after area
- Close to local amenities
- Dual aspect Lounge
- New Conservatory
- Modern Kitchen
- Bathroom & Cloakroom
- Three Good size bedrooms
- Larger than average gardens
- Garage & 2 car parking



Canopy Entrance Porch

Entrance door leading to

Entrance Hall

Welcoming entrance space with built in storage cupboard with plumbing for a washing machine, stairs leading to first floor landing, coving, radiator, doors leading to

Cloakroom

white suite comprising close coupled wc, wash handbasin with tiled splash back, coving, radiator and uPVC double glazed window.

Lounge/Diner

A dual aspect living space, comprising of gas fire place with marble hearth and surround with wood mantle over, clothing, t.v. and telephone point, radiator, with double glazed French doors leading out to the conservatory.

Kitchen

Offering a modern fitted gloss fronted kitchen units comprising a wide range of cupboards and drawers with turnstile units and recycling drawer, plumbing and space for dishwasher, built in double oven, integrated fridge, matching eyelevel cupboards, built in wall mounted glow worm Combi boiler with worktop over comprising of a one and half

bowl sink unit with mixer tap over, four ring electric hob with stainless steel chimney style cooker hood above, part tiled walls, radiator, coving, inset spotlighting, tiled flooring, double glazed window leading to rear aspect, door leading to conservatory.

Conservatory

An excellent addition, comprising of tinted glass roof construction with windows and doors over looking the rear garden with sliding patio door leading out to the garden tiled flooring with door leading to the kitchen.

First Floor Landing

Spindle stairwell leading to the first floor landing space, loft hatch leading to attic space, double glazed window to side aspect and doors leading to.

Bedroom One

A double bedroom with built-in double wardrobe, radiator, TV point, telephone point and uPVC double glazed window.

Bedroom Two

A double bedroom with built-in double wardrobe, radiator, TV point and uPVC double glazed window.

Bedroom Three

A double bedroom with

radiator, TV point, telephone point and uPVC double glazed window.

Family Bathroom

white suite comprising wood panelled bath in fully tiled surround with power shower over, pedestal washbasin, close coupled wc, radiator, electric shaver point, inset down lighting, extractor fan and uPVC double glazed window.

Outside

To the front is a good sized level lawned garden with well stocked flower and shrub beds and borders with gate onto Lea Road. To the side is a 2 car hardstanding area.

A gate to the garden side provides access to the main rear garden offering with side door to the garage while the main garden is laid with shingle stone and astro turf area and walled boundary with various flower bed areas and outside security light and external tap.

Garage

with up and over door, light and power with storage to rafters and door to garden.

Services

Mains Gas, Electric, Water and Sewerage. New boiler installed 29th February, 2024 - glow worm



warranty.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

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Agent Information  
VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a

property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





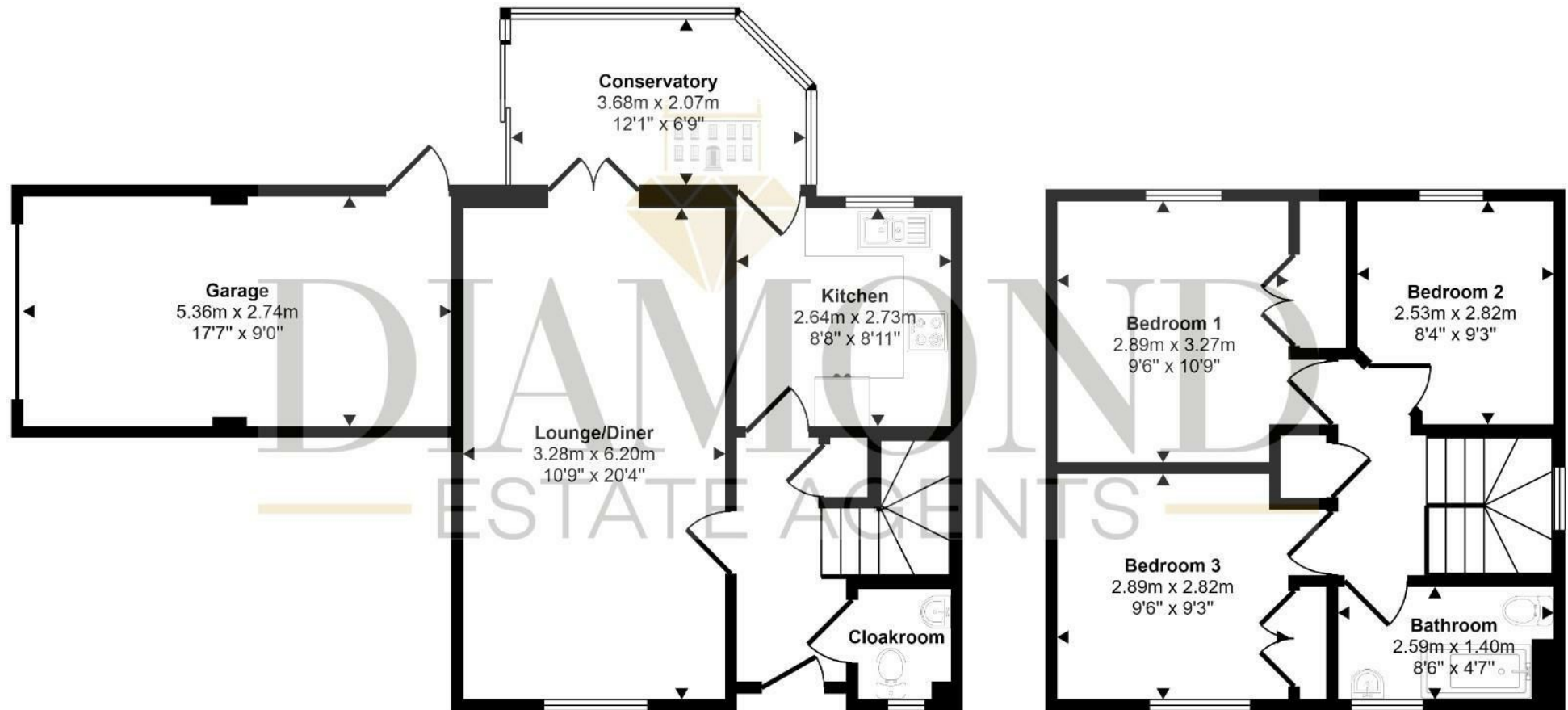
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Approx Gross Internal Area  
99 sq m / 1065 sq ft



Ground Floor  
Approx 60 sq m / 648 sq ft

First Floor  
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.